

**Honorable City Planning Commission
Cincinnati, Ohio**

August 4, 2006

SUBJECT: A report and recommendation on a proposed zone change at 6606 Paddock Road from the SF-6 Single-Family Residential District to a ML Manufacturing Limited in the neighborhood of Bond Hill.

GENERAL INFORMATION:

Owner: City of Cincinnati
801 Plum Street
Cincinnati, OH. 45202

Request: A change of zoning at 6606 Paddock Road from the SF-6 Single-Family Residential District to a ML Manufacturing Limited in the neighborhood of Bond Hill.

Adjacent Land Use and Zoning:

South: SF-6 Single-Family Residential – 6,000 sf lots

East: PD Planned Development

North: PD Planned Development

West: Interstate I-75 and Elmwood Place (outside Cincinnati limits)

Staff Conference: The Planning Division staff held a public conference on this request on Tuesday May 23, 2006. Aaron Fairbanks, President of the Bond Hill Community Council and some abutting property owners attended. The following concerns were raised regarding any future development:

1. If a new development generated more truck traffic, Paddock Road would need to be widened.
2. Neighboring residential property owners wanted to be sure that the existing buffer between their properties and the Millcreek site would be maintained. The proposed Manufacturing Limited (ML) zone requires a 35' buffer between the ML zone and any residential zone.
3. There was no opposition to the zone change recommendation.

BACKGROUND:

Zoning History: Prior to February 2004 the property at 6606 Paddock Road was a R-2 Single-Family Residential District. The surrounding area along Highland and Dorchester Avenues had the following zoning designations:

<u>South:</u>	R-6 Multi-Family High-Density District
<u>East:</u>	R-5 Multi-Family Medium-Density District
<u>North:</u>	R-5 Multi-Family Medium-Density District
<u>West:</u>	R-5 Multi-Family Medium-Density District

Existing Use: Currently the property at 6606 Paddock Road is an approximate 25-acre site featuring the vacant and blighted Millcreek Psychiatric Center buildings in the Bond Hill community. The transfer of the land from Hamilton County to the City of Cincinnati, occurred on December 30, 2005. The property is abutted by I-75 and Elmwood Place to the west, Techsolve and other commercial properties to the north and east and residential uses to the south.

Proposed Use: The City of Cincinnati proposes to change the zoning to allow for commercial and light manufacturing uses. Once the zoning is changed the City proposes to market the property for development.

PLANS:

The Seymour Avenue Neighborhood Business District Redevelopment Strategy 2000 recommends the property be developed as single-family housing. However, this recommendation was made before the development of the Villages of Daybreak, which will create 300 new single-family homes in Bond Hill. The need for additional single-family houses in Bond Hill is no longer urgent.

FINDINGS:

Community Response:

Two community meetings were held in the fall of 2005 in the Bond Hill community. Property owners within a 400' radius were notified, including all neighboring communities. After these two public meetings, the community communicated the following desires:

UNDESIRABLE USES

1. Correctional facilities
2. Multi-family housing
3. Heavy industry

DESIRABLE USES

1. Rookwood Development
2. Medical Clinic
3. Senior Housing Complex
4. Mixed Use – Light Industry (clean) and Commercial
5. Super Kroger
6. Offices
7. Single-Family Housing

GOALS

1. Increase tax base
2. Create jobs for Bond Hill residents

ANALYSIS:

Previously, this property was zoned R-2. After the zoning code rewrite it was zoned SF-6 with the anticipation there would be a single-family housing development on the site. The Bond Hill community desired to have more single-family housing, although this was prior to the development of the Villages of Daybreak, which involves the construction of 300 new single-family homes in the Bond Hill community. Since 2000, there has been more commercial development along Paddock Road near the I-75 interchange. The current residential zoning will further limit the marketability and future development of this property.

Staff has studied the uses throughout the Bond Hill community, along with current developments in the neighborhood and the immediate area surrounding the Millcreek site. Techsolve and other commercial/ light manufacturing developments abutting this site have been very successful. According to Techsolve representatives and other neighboring commercial developments there is a demand for larger commercial development sites in the City of Cincinnati. There may be the need for the abutting commercial developments to expand. A 25-acre site is a marketable size site.

The community has expressed a desire for more commercial developments like Techsolve especially if there were a mid-range family style restaurant within the development. Staff has held three public meetings and notified all of the surrounding communities. There has been no opposition to a change of zoning for commercial uses. The Bond Hill community is interested in increasing the tax base, improving their community and creating jobs for Bond Hill residents.

City staff will solicit development proposals through the Request for Proposal (RFP) process and an appropriate development will be recommended to the Cincinnati Planning Commission (CPC) and City Council. The public process will continue because City Council (CC) must approve the sale of city owned property and the final development on the site.

CONCLUSIONS:

1. Although this property has always been zoned residential, for the last several years there has been more commercial development along Paddock Road near the I-75 interchange. Given there is no longer the need for more housing in the community the current residential zoning limits the marketability and future development of this property.
2. A re-zoning of the property will encourage the removal of this vacant and blighted psychiatric center complex.
3. After the re-zoning, the site will be cleaned and a new development will increase the tax base and brings jobs to the City.
4. The ML zoning designation next to a residential district imposes stringent development regulations including 35' buffers, regulations on trash screening, parking lot developments and sign installations.
5. The proposed zone change will not negatively impact the existing character of the surrounding area.
6. Even though the final use of the site is unknown, the CPC will review and the CC must approve the final development on the site.

RECOMMENDATION:

The staff of the City Planning Department recommends the City Planning Commission take the following action:

1. Approve a zone change from SF-6 Single-Family Residential to a ML Manufacturing Limited in the neighborhood of Bond Hill for the following reasons:
 - a. Although this property has always been zoned residential for the last several years there has been more commercial development along Paddock Road near the I-75 interchange. Since there is no longer the need for more housing in the community the current residential zoning further limits the marketability and future development of this property.
 - b. A re-zoning of the property will encourage the removal of this vacant and blighted psychiatric center complex.
 - c. After the re-zoning, the site will be cleaned for a new development that will increase the tax base and brings jobs to the City.
 - d. The ML zoning designation next to a residential district imposes stringent development regulations including 35' buffers, regulations on trash screening, parking lot development and sign installations.

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- e. The proposed zone change will not negatively impact the existing character of the surrounding area.
- f. Even though the final use of the site is unknown, the CPC will review and the CC will approve the final development on the site.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, Chief Planner
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